

**SEA ISLE CITY ZONING BOARD OF ADJUSTMENT**  
**APPLICATION / APPEAL FORM**

Date of Application / Appeal: \_\_\_\_\_

1. **Location of premises that are the subject of this matter:**  
 Street address: 29 30th Street  
 Tax Block: 29.02 Lot(s): 1.01  
 Zoning District in which premises are located: R-2 Residential

2. **Name, address, phone nos. for Applicant(s):** [see Notes page]  
Joseph Kulp 215-646-8001 x102  
1365 Stephen Way  
Southampton, PA 18966

Designate a **contact person:**  
 Name: Michael J. Lario, Jr., Esq., Nehmad Davis & Goldstein, P.C.  
 Best method(s) to reach the contact person:  
 Telephone Cell Fax **e-mail** regular mail  
609-927-1177 mlario@ndglegal.com

3. Applicant is (check one):  property owner  contract purchaser  
 If contract purchaser, you must attach a copy of the contract to the application.

4.  Check here if the Applicant is a corporation or partnership.  
 [If so, you must attach a separate sheet to this Application listing names and addresses for all stockholders, members, shareholders, partners or similar persons or entities owning 10% or more of the corporation or partnership, and indicate the percentage ownership interest of each person or entity]

5. Are you represented by an attorney OR assisted by a land use professional in connection with this application? If so, please provide that person's name and contact information here:  
 [Note: Corporations and partnerships must be represented by an attorney. All others may represent themselves.]

Name: Michael J. Lario, Jr., Esq., Nehmad Davis & Goldstein, P.C.  
 Address: 4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234  
 Telephone: 609-927-1177 Fax: 609-926-9721

Did an attorney or other land use professional assist you in the preparation of this application? Yes  No

6. **Type of application presented** (check all that apply):

- Appeal from decision of Zoning Official NJSA 40:55D-70a
- Interpretation of Zoning Ordinance or Map NJSA 40:55D-70b
- Hardship variance, "c" or "bulk" variance NJSA 40:55D-70c(1)
- Flexible "c" variance NJSA 40:55D-70c(2)
- Use variance or "D" variance NJSA 40:55D-70d
  - (1) Use or principal structure not permitted in zoning district
  - (2) Expansion of non-conforming use
  - (3) Deviation from conditional use standard
  - (4) Increase in permitted floor area ratio
  - (5) Increase in permitted density
  - (6) Height of principal structure to exceed maximum permitted height by greater than 10 feet or 10%
- Permit to build in street bed NJSA 40:55D-34
- Permit to build where lot does not abut street NJSA 40:55D-36
- Site plans NJSA 40:55D-76
  - Major site plan review
    - Preliminary site plan approval
    - Final site plan approval
  - Minor site plan review
  - Waiver of site plan
- Subdivision NJSA 40:55D-76
  - Minor subdivision
  - Major subdivision
    - Preliminary approval
    - Final approval
  - Waivers from subdivision and/or site plan standards
- Other

7. **Existing conditions at the property.**

Structures. At the present time, the property is (check all that apply):

- vacant lot
- developed with the following Principal Structure(s):
  - single family dwelling
  - two family dwelling
  - triplex
  - commercial building: \_\_\_\_\_
  - public building: \_\_\_\_\_
  - other: \_\_\_\_\_
- other multi-unit residential structure [number of units: \_\_\_\_\_]

The Principal Structure was originally built (date) N/A.

The most recent structural changes were made (date) \_\_\_\_\_ and consisted of \_\_\_\_\_.

Accessory structures. At present, the following are on the property:

- detached garage       storage shed       dock(s)
- swimming pool       other: \_\_\_\_\_

Lot area and dimensions. At present, the lot is:

- Less than 3,500 square feet (substandard non-buildable)
- Between 3,500 square feet and minimum lot area permitted in zoning district (substandard buildable).
- Equal to or greater than minimum lot area.

Parking. At present, parking for this property consists of:

- No on-site parking is available.
- Number of on-site parking spaces: \_\_\_\_\_
- How many are stacked parking? \_\_\_\_\_
- Number and location of driveways: \_\_\_\_\_

Elevation level.

Flood elevation of the property is: \_\_\_\_\_

Elevation at top of curb, street frontage is: \_\_\_\_\_

This property is  is not  on the FEMA list.

Use of the Property. The property is currently used as (check all that apply):

- single family dwelling       restaurant
- two family dwelling       store
- three family dwelling       public building
- other multi-family dwelling       office
- other (describe) \_\_\_\_\_

The property has been used in this manner since \_\_\_\_\_.

Before that time, the property was used as single family lot.

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8. **Proposed structure or use.** Applicant wishes to (check all that apply):
- change the size, bulk or location of existing structure.

- change the **use** of the property or existing structure.
- remove existing structures and build new structure.
- other:

Construct a new single family dwelling.

Describe your proposed changes:

Applicant seeks to construct a new single family residence at the subject property.

9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance:

1) Minimum Lot Width

2) Minimum Lot Depth

3) Minimum front yard setback

4) Rear yard

If you are proposing to change the **use** of the structure, please describe the proposed use and note whether it is listed as a permitted use in the zoning district.

N/A

The Applicant also seeks relief from the following Sea Isle City Ordinances (indicate specific part of ordinance):

Land Use Procedures, Sec. XXIX

Site Plan Review, Sec. XXX

Land Subdivision, Sec. XXXII

Signs, Sec. XXXIII

10. **Existing and Proposed Conditions.** Supply the following information.

Note: All pertinent information requested must be supplied here. It is not sufficient to simply reference an attached plan. If any requested information is not applicable to the property, insert "N/A".

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District:	R-2			
<b><u>LOT AREA/DIMENSIONS:</u></b>				
Lot Frontage	54'	50'	54'	No
Lot Depth	55'	100'	55'	Yes
Lot Area (s.f.)	2,970	5,000	2,970	Yes

**PRINCIPAL STRUCTURE**

*For the principal structure on the property, indicate the following: setback*

Note: "SB" =

Front Yard SB	N/A	15'	12' 10"	Yes
Side yard SB #1	N/A	15'	10' 7"	Yes
Side yard SB #2	N/A	5'	5'	No
Total SYSB	N/A	5'	5'	No
Rear Yard SB	N/A	5'	15' 5"	Yes
Building Height	N/A		30' 8"	No

**ACCESSORY STRUCTURES**

*For all accessory structures on the property, indicate the following:*

Front Yard SB	N/A	N/A	N/A	
Side Yard SB #1	N/A	N/A	N/A	
Side Yard SB #2	N/A	N/A	N/A	
Rear Yard SB	N/A	N/A	N/A	
Distance to other buildings	N/A	N/A	N/A	
Building Height	N/A	N/A	N/A	

EXISTING CONDITIONS

REQUIRED BY ORDINANCE

PROPOSED

VARIANCE REQUIRED YES/NO

**LOT COVERAGE**

Principal building (%)	0%	35%	34.9%	No
Accessory building (%)	N/A			

**FLOOR AREA RATIO**

Principal bldg	0	80%	78.4%	No
Accessory bldg	N/A			

**PARKING**

Location No. spaces on-site	0	3	4	No
Driveway				

**SIGNS**

Dimensions	N/A			
Number				
Location Type (Freestanding or Building Mounted)				

11. Has there been any previous appeal, request or application to this Board or to the Planning Board involving these premises? If yes, state the nature of the application, date of application, date of hearing and result received from Board.  
 Yes  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

12. **For all applications:** Attach to this application a statement of facts showing why the relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Sea Isle City Master Plan and Zoning Ordinance. State why variance relief can be granted

without substantial harm to the neighborhood and without significant overturning of the Master Plan.

13. **For "c(1)" Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. State what is unique about your specific piece of property, noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; or the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.
  
14. **For "c(2)" Variance:** Attach to this application a statement setting forth the facts supporting your position that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question, and that the benefits of that deviation would substantially outweigh any detriment to the zoning ordinance or master plan, pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are the following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.
  
15. **For Use and other "d" Variances:** Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special reasons" exist where a proposed project carries out a purpose of zoning (such as those noted in Section 14 above), or where the refusal to allow the project would impose an undue hardship on you (note that a personal hardship, such as monetary hardship or a hardship you create, cannot form the basis for granting a variance). If you are seeking a use variance, you should also state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.
  
16. **For all applications, if an application was first submitted to and denied by the Zoning Official:** Set forth specifically the determination of the Zoning

Official from which an appeal has been filed and the basis for the appeal (N.J.S.A. 40: 55D-70a), or attach a copy of the Zoning Official's letter to you.

See application cover letter for justification in support of the requested  
variance relief.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. **For Interpretation Requests:** Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation is sought. Explain what interpretation you are seeking. (N.J.S.A. 40:55D-70b).

18. List all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

Name	Address	Phone	Fax
Deborah Slaunwhite	115 West Ave., Suite 305, Jenkintown, PA 19046	215-576-1913	
Lance Landgraf, PP, AICP	9 S. harvard Ave., Ventnor City, NJ 08406		

**VERIFICATION OF APPLICATION**

I, Joseph Kulp, do hereby certify to the following:

1. I am the applicant whose name appears in the attached application to the Sea Isle City Zoning Board of Adjustment.
2. I am over the age of 18.
3. I have personal knowledge of the facts stated herein and in the application.
4. I am the (circle one) owner contract purchaser of the subject property.
5. I have reviewed the application, and I verify to the Sea Isle City Zoning Board of Adjustment that all of the information presented in this application is true and accurate to the best of my knowledge.
6. I am aware that I am subject to punishment under New Jersey law if any of the statements made by me in this application are willfully false.

1/29/24  
(date)

  
(Signature of Applicant; print name beneath)

JOSEPH A. KULP

Note: a separate Verification must be submitted for each owner of the property. For condominiums, you must submit a signed verification from each member of the condominium association, or, if more than four units in the condominium, a resolution from the condominium Board of Directors indicating its consent to the application.

CITY OF SEA ISLE CITY - ZONING BOARD OF ADJUSTMENT

COUNTY OF CAPE MAY  
STATE OF NEW JERSEY

RESOLUTION NO. 2022 – 11 - 04

A RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE ZONING BOARD OF  
ADJUSTMENT OF THE CITY OF SEA ISLE CITY

WHEREAS, Lewis J. Steelman, Jr. (“the applicant”) is the owner of property known as Block 29.02, Lot 1.01 in Sea Isle City, New Jersey, also known as 29 30<sup>th</sup> Street, Sea Isle City, New Jersey (“the property”); and

WHEREAS, the applicant appeared at the regular meeting of the Zoning Board of Adjustment of Sea Isle City on November 7, 2022, to present the application to demolish the existing single family dwelling on this lot and is proposing to construct a new single family dwelling; and

WHEREAS, the board held a hearing on the application at that time which included public comment; and

WHEREAS, the applicant submitted a proposed plot plan as part of their application; and

WHEREAS, the board, having considered the evidence presented by the applicant, the plans, the testimony of the applicant and their professionals, the application, and having considered the comments of its engineer and solicitor, has made and hereby memorializes the following findings of fact and/or conclusions of law:

1. The applicant has standing to present this application by virtue of its status as owner of the property.
2. The board has jurisdiction to hear this application.

3. A majority vote of qualified members of the board is required for requested waivers and for the variances sought pursuant to N.J.S.A. 40:55D-70(c).

4. The application is deemed complete for purposes of the land use law.

5. Applicant has given all notices required under law.

6. At the time of the hearing, the applicant Lewis J. Steelman Jr. and his wife Rebecca Steelman personally appeared and were represented by their attorney Donald Wilkinson, Esq., and their architect Andrew Bechtold, R.A.

7. The applicant has submitted an application for Hardship and Flexible "C" Variances. The property in question is known as Block 29.02, Lot 1.01 and is located at 29 30th Street on the corner of 30th Street and Landis Avenue.

8. The property in question has fifty four (54) foot of frontage on 30th Street and fifty five (55) foot of frontage on Landis Avenue and has a lot area of only two thousand nine hundred seventy (2,970) square feet, and as such is considered a non-buildable substandard lot as defined by Code Section 26-20.3. The size of the lot is an existing non-conforming condition. The applicant is proposing to demolish the existing single family dwelling on this lot and is proposing to construct a new single family dwelling.

9. The proposed development is not permitted under the requirements of Code Section 26-20.03 and a variance will be necessary. The Board has considered this type of variance to be a "C" variance.

10. Mr. Wilkinson outlined the application and indicated the existing structure cannot be replaced without relief because of the existing non-conforming lot size.

11. The applicant indicated the existing structure is over 70 years old and confirmed that the existing structure is below flood elevation and the property experienced flooding during Hurricane Sandy.

12. Mr. Bechtold testified that the property fronts on two streets requiring two 15 ft. setbacks. The applicant is improving existing front yard conditions and requires no relief for the proposed structure. The existing front yard setback of 6.65 ft. will be increased to 15 ft. on 30<sup>th</sup> street. Mr. Bechtold indicated there is over 8 ft in improvement to existing conditions. The side yard on the eastside of the property will be increased to 5 ft. to be a compliant condition. Existing building coverage will be dropped to 28.6% as there will be 300 S.F. reduction in the building footprint. The applicant is also reducing 900 SF of impervious coverage from the existing.

13. Mr. Bechtold indicated the curb cut is requested to be kept at 22 ft as it will be relocated to the eastern portion of the site toward the beach to improve the site triangle from the existing conditions.

14. Mr. Bechtold indicated the building will meet all current flood and building codes and the storage structure and shower elements on existing structure will be removed and make an improvement to setback conditions. The AC platform requires relief and will be elevated to conform to flood height regulations. The mechanical components will be screened.

15. Mr. Bechtold indicated parking will include 9' x 18' conforming spaces and no relief is required. There are two existing curb cuts, and the applicant is requesting one 22 ft. wide curb cut instead.

16. Mr. Bechtold testified that the applicant is compliant on impervious coverage requirements but the applicant is still proposing a recharge system and including compliance with green space requirements as part of this application to provide additional benefits.

17. The applicant submitted a proposed landscaping plan by Mr. Bechtold to show the vegetation plan and marked as A-1.

18. There are four (4) bedrooms in the existing structure and that will remain the same for the proposed structure.

19. Andrew Previti, P.E. the board engineer, reviewed his September 28, 2022 report with the board and the applicant. The applicant agreed to address all comments and proposed conditions in the report as a condition of approval, with the exception of the proposed curb cut length. The applicant indicated they are seeking a 22 ft. curb cut because it will be further to the east which will be better for site triangle purposes and will eliminate the driveway along Landis Avenue. Based on those comments, Mr. Previti concurred with the request for the 22 ft. wide curb cut as presented during the hearing.

20. The board opened the application to public comment.

21. Mary Kofeldt indicated she owns property at 2909 Landis Avenue which is to the rear of the applicant property and concerned with new construction. She strongly opposed to height of the proposed building.

22. Frank Kofeldt expressed similar concerns and specifically raised concerns with the density of the proposed building and the undersized lot conditions and impact on parking.

23. No other members of the public spoke for or against the application and the board closed public comment.

24. Mr. Bechtold confirmed the applicant's proposal to relocate two (2) street trees on Landis Avenue to the southern portion of the property and remove the tree on the northeast corner based on the conditions shown in A-1.

25. With regard to the applicant's required relief pursuant to N.J.S.A. 40:55D-70(c), the board finds that variance relief is appropriate in this case. The applicant demonstrates a unique hardship due to preexisting undersized and corner lot conditions that create practical difficulty for development without requiring some form of relief. The applicant appropriately balances the need for relief given those conditions with a reasonable site appropriate proposal. The applicant also advances the purposes of zoning by preserving adequate light, air, and open space while continuing a site appropriate residential use and making improvements to impervious coverage conditions. The proposed building will improve flood resilience and the need for relief is negligible when considered against the totality of benefits to the public good offered by this application. The board finds that the variances may be granted without causing substantial detriment to the public good and will not substantially impair the intent and purpose of the municipal zoning ordinance and municipal master plan.

26. A motion was made to approve the application. The board voted 6-0 in favor of the application as follows:

*(Chart on Following Page)*

Roll Call	Yes	No	Absent	Abstain
Pasceri, Chairperson	X			
Urbaczewski, Vice Chair			X	
Deal			X	
Elko	X			
Feola	X			
Ianelli	X			
McGinn	X			
Durling, Alternate I			X	
Cloud, Alternate II	X			

NOW THEREFORE, on this 5th day of December 2022, be it resolved by the Zoning Board of Adjustment of Sea Isle City as follows:

- The applicant's request for variance relief, pursuant to N.J.S.A. 40:55D-70(c) from the requirements set forth in the below table, is hereby **GRANTED**:

VARIANCE CHART:

<u>Parameter</u>	<u>Required or Permitted</u>	<u>Proposed</u>	<u>Variance</u>	<u>Code Section</u>
1. Building on lots Less Than 3,500 S.F.	Not Permitted	Single Family Dwelling	Improvements on lot less than 3,500 S.F.	26-20.03
2. Min. Lot Area	5,000. S.F. <b>ENC</b>	2,970 S.F.	2,030 S.F.	26-46.7.a
3. Min. Lot Depth	100 Ft. <b>ENC</b>	55 Ft.	45 Ft.	26-46.7.b
4. Min. Rear Yard Setback	20 Ft.	15 Ft. Dwelling 12 Ft.-2 inches (AC Platform)	5 Ft. 7 Ft. -10 Inches	26-46.6

**ENC = Existing Non-Conformity**

- The grant of approval is subject to the following conditions:

- A. The applicant shall address all comments, revisions, and conditions as indicated in the engineering review letter by Board Engineer Andrew A. Previti, P.E. dated September 28, 2022, incorporated herein by reference.
- B. Applicant shall comply with all applicable Sea Isle City Codes and obtain any and all other governmental approvals.

This resolution is adopted in full memorialization of the Decision made by the Zoning Board of Adjustment of Sea Isle City at its regular meeting held on November 7, 2022.



PATRICK PASCERI, Chairman

This is to certify that this is a true copy of a Resolution adopted verbally by the Zoning Board of Adjustment of Sea Isle City at its regular meeting held on November 7, 2022 at 7:00 p.m. at the Sea Isle City Municipal Building and memorialized on December 5, 2022.



GENELL FERRILLI, SECRETARY

Prepared by:

CHRISTOPHER GILLIN-SCHWARTZ, ESQUIRE

**Gillin  
Schwartz** | Law

1252 NJ Route 109 | Cape May | NJ 08204  
Tel: 609.884.0153 | cgsesq.com

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT  
SURVEY/PLAN/PLAT AFFIDAVIT

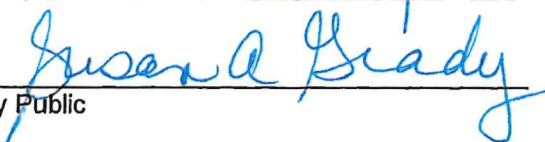
State of NEW JERSEY :  
County of CAPE MAY : ss.  
Name of Appellant/Applicant: Joseph Kulp  
Address of Subject Property: 29 30th Street, Sea Isle City, NJ  
Tax Block: 29.02 Lot(s): 1.01

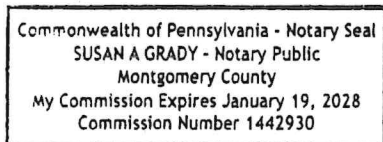
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Joseph Kulp, being duly sworn according to law, upon his/her oath, deposes and says:

1. I am the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.
2. I verify that the attached sealed survey/plan/plat prepared by Asher Slaunwhite Partners, LLC and dated 1/20/2026 accurately reflects the physical condition of the property as of the date of this affidavit, and there have been no changes or alterations to the property since the date of the signed survey/plan/plat.
3. I make this affidavit in support of an appeal / application for development before the Sea Isle City Zoning Board of Adjustment and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

  
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me  
this 12<sup>th</sup> day of February, 2026.

  
Notary Public



SEA ISLE CITY **ZONING BOARD OF ADJUSTMENT** / SEA ISLE CITY PLANNING BOARD  
**SCHEDULE OF APPLICATION FEES AND ESCROW FEES**

NAME of Appellant/Applicant: Joseph Kulp

Address of Subject Property: 29 30th Street

Tax Block: 29.02

Lot(s): 1.01

Please review the following schedule\*, check ALL types of approvals sought, and total the amount due. At the time of filing your appeal or application, submit this completed form along with separate checks for total Application Fee(s) and total Escrow Fee(s), each check along with separate checks for total Application fee(s) and total Escrow Fee(s), each check made payable to "City of Sea Isle City". You must also submit a completed W-9 form. Thank you.

[ \*per Sea Isle City Land Use Ordinance No. 1598 (2016) Chapter XXVIII ]

DESCRIPTION or TYPE of APPROVAL(S) SOUGHT	x	APPLICATION FEE	+	ESCROW FEE (ESTIMATES)	AMOUNT DUE
<b>VARIANCES</b>					
1. Appeals (40:55-70a)		\$ 350.00	+	\$ 1,000.00	
2. Interpretations (40:55D-70b)		\$ 350.00	+	\$ 1,000.00	
3. Hardship or Bulk (40:55D-70c)		\$ 500.00	+	\$ 1,500.00	
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
<b>PLANNING BOARD</b>					
Each informal review		\$ 100.00	+	\$ 1,500.00	
<b>SUBDIVISION</b>					
1. Preliminary plat (major subdivision)		\$ 500.00	+	\$ 600.00 per lot	
2. Final plat (major subdivision)		\$ 450.00	+	\$ 1,500.00	
3. Minor subdivision (no more than 3 lots)		\$ 350.00	+	\$ 2,000.00	
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n/a	
<b>SITE PLANS</b>					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	
<b>OTHER</b>					
**Any special meeting at the request of appellant/applicant**		\$ 400.00	+	\$ 1,200.00	
<b>TOTALS</b>		\$ 500.00	+	\$ 1,500.00	<b>= \$ 2,000.00</b>

\*\* Special meetings are held only with prior Board approval and solely at the Board's discretion \*\*

[[ SICPB/ZB Fees Form effective 2/21/17 as per Ordinance No. 1598 (2016) Page 1 of 1 ]]

**PLEASE NOTE:** When calculating fees, one payment will be for TOTAL APPLICATION FEES only and one payment will be for TOTAL ESCROW FEES only. Application fees and Escrow fees are separate, handled individually, and therefore should not be added together.)

February 13, 2026

**Via Regular Mail and Email** ([Tgraff@seaislecitynj.us](mailto:Tgraff@seaislecitynj.us))

Terrence S. Graff, Tax Collector  
City of Sea Isle City  
233 John F. Kennedy Blvd.  
Sea Isle City, NJ 08243

**RE: Block 29.02, Lot 1.01  
29 30<sup>th</sup> Street  
City of Sea Isle City, County of Cape May, New Jersey  
Our File No.: 14065-001**

Dear Mr. Graff:

Please send me a certification that taxes are paid to date in regard to the above-captioned matter. A self-addressed, stamped envelope is enclosed herewith for your convenience.

I thank you for your attention and cooperation in this matter.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: Michael J. Lario, Jr.  
MICHAEL J. LARIO, JR.

MJL:tlc

**CITY OF SEA ISLE CITY  
TAX & UTILITY COLLECTOR  
233 JFK BLVD ROOM #204  
SEA ISLE CITY, NJ 08243  
PHONE: (609) 263-4461 EXT. 1215  
FAX: (609) 263-6139**

DATE: 2/17/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: 29.02 / 1.01  
ACCT ID#: N/A  
LOCATION: 29 30TH STREET  
OWNER OF RECORD: KULP, JOSEPH A & MAUREEN P

This is to certify that Taxes **(ARE)** or ARE NOT paid to date on the above property.

Comments: **Property taxes are paid through the 2<sup>nd</sup> quarter of 2026. Water and sewer are inactive.**

Please contact the Tax Collector's Office if you have any questions.

*Terence Graff*

\_\_\_\_\_  
CITY OF SEA ISLE CITY  
TAX COLLECTION DEPARTMENT

2/17/2026

Date

Nehmad   
Davis & Goldstein  
Nehmad Davis & Goldstein, PC  
Counselors at Law  
www.ndglegal.com

Michael J. Lario, Jr.  
Partner

mlario@ndglegal.com

4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

February 13, 2026

Via Regular Mail and email: (aberrodin@seaislecitynj.us)

Joseph A. Berrodin, CTA  
Tax Assessor  
City of Sea Isle City  
233 John F. Kennedy Blvd  
Sea Isle City, NJ 08243

**RE: Block 29.02, Lot 1.01  
29 30<sup>th</sup> Street  
City of Sea Isle City, Cape May County, New Jersey  
Our File No.: 14065-001**

Dear Mr. Berrodin:

Will you please forward to my attention *via email and regular mail* a certified list of all property owners within 200 feet of the above captioned property. **Please also advise whether or not the above-captioned property is within 200 feet of an adjacent municipality and, if so, the name of that municipality.**

Our firm's check in the amount of \$10.00 is enclosed herewith to cover costs for same, together with a self-addressed stamped envelope.

I thank you for your attention and cooperation in this matter.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: Michael J. Lario, Jr.  
MICHAEL J. LARIO, JR.

MJL:tlc  
Enclosures



**Michael J. Lario, Jr.**

mlario@ndglegal.com

4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

t 609 927 1177

f 609 926 9721

April 2, 2026

**VIA UPS GROUND DELIVERY AND EMAIL**

Genell Ferrilli, Secretary  
Sea Isle City Zoning Board of Adjustment  
Construction Office  
City Municipal Building  
233 John F. Kennedy Blvd  
Sea Isle City, NJ 08243

**RE: Application of Joseph Kulp  
Block 29.02, Lot 1.01  
29 30<sup>th</sup> Street  
Sea Isle City, Cape May County, New Jersey  
Our File No. 14065-001**

Dear Ms. Ferrilli:

As you are aware, this firm represents Joseph Kulp (the “Applicant”) in connection with the above-referenced application seeking “c” variance relief filed with your office on or about February 13, 2026.

In order to supplement the application, enclosed please find twenty (20) copies of the Proposed Grading & Drainage Plan prepared by Arthur Chew Consulting LLC, dated March 30, 2026. Additionally, please find twenty (20) copies of an email from Construction Official and Floodplain Administrator Cornelius R. Byrne determining the Flood Zone for the subject property.

Please do not hesitate to contact me should you require any additional documents or information in order to schedule this matter for hearing. Once scheduled, please notify me as to the date that the Zoning Board will consider this application and our firm will, of course, provide the required public notice in advance of that date.

Ganell Ferrilli, Zoning Board Secretary  
Sea Isle City Zoning Board of Adjustment  
April 2, 2026  
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Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: *Michael J. Lario, Jr.*  
MICHAEL J. LARIO, JR.

MJL:tlc

Enclosures

- c. Joseph Kulp (via email: [jkulp@mulhernkulp.com](mailto:jkulp@mulhernkulp.com))  
Deborah Slaunwhite, AIA, NCARB (via email: [dslaunwhite@asparchitects.com](mailto:dslaunwhite@asparchitects.com))  
Lance Landgraf, PP, AICP (via email: [lblandgraf@gmail.com](mailto:lblandgraf@gmail.com))  
Keith A. Davis, Esquire (via email)



**Michael J. Lario, Jr.**

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4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

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February 13, 2026

**VIA UPS GROUND DELIVERY AND EMAIL**

Genell Ferrilli, Secretary  
Sea Isle City Zoning Board of Adjustment  
Construction Office  
City Municipal Building  
233 John F. Kennedy Blvd  
Sea Isle City, NJ 08243

**RE: Application of Joseph Kulp  
Block 29.02, Lot 1.01  
29 30<sup>th</sup> Street  
Sea Isle City, Cape May County, New Jersey  
Our File No. 14065-001**

Dear Ms. Ferrilli:

Please be advised that this firm represents Joseph Kulp (the “Applicant”) in connection with the above-referenced application seeking “c” variance relief to permit the construction of a new single-family residence on the above property.

By way of background, in November 2022, the Applicant’s predecessor in interest obtained variance approval from the Sea Isle City Zoning Board to demolish the existing single-family dwelling and construct a new single-family residence on the subject property. Those approvals are memorialized in Resolution 2022-11-04. The approximately 70-year-old structure was subsequently demolished. The property is now vacant, and the Applicant seeks approval for updated architectural plans for the construction of a new single-family residence, together with related bulk variance relief.

The Applicant proposes to develop this vacant, undersized lot of record located within the R-2 Residential Zoning District with a modern, flood-compliant, architecturally cohesive single-family dwelling, together with customary and related site improvements. The proposed development requires bulk variance relief from the minimum lot area, minimum lot depth, front yard setback, and rear yard setback requirements of the City of Sea Isle Zoning Ordinance.

The Applicant intends to seek variance approval pursuant to N.J.S.A. 40:55D-70(c)(2), in that the proposed development represents a better zoning alternative for this long-standing undersized lot of record and will advance the purposes of the Municipal Land Use Law.

Specifically, the project will improve an otherwise vacant, undersized parcel by introducing a well-designed, flood-compliant residence that is consistent with the established residential character of the neighborhood. The home has been designed to be compatible with surrounding properties in terms of scale, massing, and architectural expression, thereby contributing positively to the streetscape and overall community. Additionally, the Applicant is proposing five (5) off-street parking spaces, thereby promoting safe, efficient vehicular circulation while reducing on-street parking demand.

Moreover, the proposal will not result in any substantial detriment to the public good and will not substantially impair the intent and purpose of the zoning plan or zoning ordinance. The site plan provides for appropriate parking, access, and open space, and incorporates flood-compliant construction techniques that enhance safety. Any deviations from bulk standards are directly attributable to the pre-existing size and configuration of the lot. The Applicant submits that the benefits of the proposed development clearly outweigh any perceived detriments, satisfying both the positive and negative criteria under subsection (c)(2).

In the alternative, the Applicant reserves the right to seek variance relief pursuant to N.J.S.A. 40:55D-70(c)(1), given that strict adherence to the bulk requirements would impose practical difficulties and unnecessary hardship, effectively precluding the reasonable development of a single-family home consistent with neighboring properties. The unique size, shape, and pre-existing nonconforming condition of the lot continue to present hardship notwithstanding the prior approvals.

In support of this requested relief, enclosed herein, please find the following:

1. Twenty (20) copies of the Sea Isle City Zoning Board Application Form;
2. Twenty (20) copies of the Sea Isle City Zoning Board Checklist, Fee Schedule and Survey Affidavit;
3. Twenty (20) copies of Variance Plan and Architectural and Elevations prepared by Asher Slaunwhite Partners, LLC dated January 20, 2026;
4. Twenty (20) copies of Resolution 2022-11-04 previously adopted by the City of Sea Isle Zoning Board of Adjustment;
5. One (1) copy of 200 Ft. Property Owners List (*to be supplied under separate cover*);
6. One (1) copy of Proof of Paid Taxes (*to be supplied under separate cover*);
7. One (1) copy of the Applicant's W-9.

Lastly, enclosed herein please find two (2) checks in the amounts of \$500.00 and \$1,500.00, representing the required application fee and escrow deposit, respectively.

Genell Ferrilli, Zoning Board Secretary  
Sea Isle City Zoning Board of Adjustment  
February 13, 2025  
Page 3

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Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. Once deemed complete please notify me as to the date that the Zoning Board will consider this application and our firm will, of course, provide the required public notice in advance of that date.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, PC

By:   
MICHAEL J. LARIO, JR.

MJL/tlc

Enclosures

- c. Joseph Kulp (via email: [jkulp@mulhernkulp.com](mailto:jkulp@mulhernkulp.com))
- Deborah Slaunwhite via email: [dslaunwhite@asparchitects.com](mailto:dslaunwhite@asparchitects.com))
- Lance Landgraf (via email: [lblandgraf@gmail.com](mailto:lblandgraf@gmail.com))
- Keith A. Davis, Esquire (via email)

**Sea Isle City Zoning Board  
of Adjustment**

Applicant's Last Name:

Property Address:

Date Submitted to ZB Secretary:

**Application Check List**

This Application Check List is provided to assist you in submitting a complete application package to the Zoning Board. A complete Application Package shall consist of:

One (1) copy of this Checklist (on top), **plus one (1) copy each of the following items:**

- Check for Application Fees, made payable to "City of Sea Isle City" (first check)
- Check for Escrow Fees, made payable to "City of Sea Isle City" (second check)
- W-9 form, completed, and signed by the APPLICANT (one copy, only)
- ZB-3 Application Fees and Escrow Fee Calculation Sheet
- ZB-4 Certification and Proof of Payment of Taxes To Be Supplied Under Separate Cover

**\*\* Plus, TWENTY (20) copies of Application submitted via one (1) complete original hardcopy that must include ALL items listed above and below, one (1) ELECTRONIC COPY via Email or USB & eighteen (18) hardcopies with each set compiled of the documents below:**

- ZB-1 SICZB current Application form, including signed & dated verification
- ZB-2 Survey, Plan, or Plat Affidavit
- ZB-5 Notice of Application for Development To be supplied
- ZB-6 Certification of Service To be supplied
- ZB-7 Proposed letter to the "200 foot list" To be supplied
- Copy of 200 foot list obtained from Sea Isle City Tax Assessor To Be Supplied Under Separate Cover
- All plans, drawings, surveys, photographs, and similar documents upon which the Applicant proposes to rely in presenting the Application.
- Undersized lot cases only:* Attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses. N/A
- Site plan approval and/or subdivision approval, also include:*  
ZB-11 Applications Involving Subdivisions and/or  
ZB-12 Applications Involving Site Plans

**NOTE:**

Application Packages must be submitted to the Board Clerk consisting of **twenty (20) application sets as outlined above\*\***. Plans/drawings and similar documents must be folded (not rolled), and each set shall be bound together (rubber band, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion and may result in delays and additional costs for processing. The Board Secretary is not responsible for assembling your application. It is the applicant's responsibility to assemble each required copy of the application which must be collated and ready for distribution to board members and board professionals.